

**NOTICE OF TYPE II  
DEVELOPMENT REVIEW  
APPLICATION AND OPTIONAL  
SEPA DETERMINATION OF  
NON-SIGNIFICANCE**

(Form DS1301A)



The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the County expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

**Closing Date for Public Comments:**  
**October 2, 2009**

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3<sup>rd</sup> Floor, Vancouver, Washington.

**Date of this notice: September 17, 2009**

**Project Name: WILSON SHORT PLAT**

**Case Number: PLD2009-00045; SEP2009-00074**

**Location: 1000 NE 389<sup>th</sup> Street**

**Request:** The applicant is requesting to short plat approximately 20 acres into two single-family residential lots in the R-5 zoning district.

**Applicant:** MSE Planning & Engineering, Inc.  
16105 NE 89<sup>th</sup> Street  
Vancouver, WA 98682  
(360)883-0686; (866)652-4063 fax  
[Samuel@msepe.com](mailto:Samuel@msepe.com)

**Contact Person:** Samuel Moss  
16105 NE 89<sup>th</sup> Street  
Vancouver, WA 98682  
(360)883-0686; (866)652-4063 fax  
[Samuel@msepe.com](mailto:Samuel@msepe.com)

**Property Owner:** Kathleen Wilson  
PO Box 808  
Washougal, WA 98671

**Zoning:** R-5

**Comp Plan Designation:** R-5

**Parcel Number(s):** 25687-000

**Township:** 5N                      **Range:** 1E                      **1/4 of Section:** NE 1/4 of Sec 22

**Applicable Laws:**

Clark County Code (CCC) Chapter: 40.350 (Transportation), 40.350.020 (Transportation Concurrency), 40.380 (Storm Water Drainage and Erosion Control), 15.12 (Fire Code), 40.540.030 (Short Plat), 40.610 (Impact Fees), 40.210.020 (Rural Districts, R-5), 40.570.080 (SEPA), 40.570.080 (C) (3) (k) (Historic & Cultural Preservation), 40.500 (Procedure), RCW 58.17 (State Platting Laws)

**Neighborhood Contact:**

**North Fork Lewis River Neighborhood Association**

David Petersen, President  
% Paul Sorenson  
P.O. Box 2121  
Woodland, WA 98674  
263-5353

**Staff Contact Person:**

Planner Name: Michael Uduk (360) 397-2375, ext. 4385  
E-mail: [michael.uduk@clark.wa.gov](mailto:michael.uduk@clark.wa.gov)  
Team Leader Name: Travis Goddard (360) 397-2375, ext. 4180

**Please email SEPA comments to:**  
**[michael.uduk@clark.wa.gov](mailto:michael.uduk@clark.wa.gov)**

**Responsible Official:** Michael V. Butts, Development Services Manager  
Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box  
9810, Vancouver, WA 98666-9810

**Application Filing date:** August 14, 2009  
**Fully Complete Date:** August 28, 2009  
**Hold Date:** August 28, 2009 to September 8, 2009

**SEPA Options:**

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

**Timelines/Process:**

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

**Appeal Process:**

The responsible official's decision on the application may be appealed to the County Hearings Examiner by the applicant or any person or group that qualifies as a "Part of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline. Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

**SEPA Appeals:**

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

A **procedural or substantive appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

**Information Available on the County Web Page:**

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):  
(<http://www.clark.wa.gov/commdev/active-landuseN.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:  
(<http://www.clark.wa.gov/commdev/agendasN.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:  
(<http://www.clark.wa.gov/commdev/applicationsN.html>) (*Landuse*)

**Phone: (360) 397-2375; Fax: (360) 397-2011**

**Web Page at: <http://www.clark.wa.gov>**

**Attachments:**

- Proposed project site/land division plan
- Map of property owners receiving notice

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**Agency Distribution:**

This notice is being provided to the following agencies with jurisdiction whose services maybe impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Department of Community Development Development Services Development Engineering Fire Marshal's Office Clark County Health Department Clark County Public Works Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District # 2 Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran Neighborhood Association

**Add Attachment for Agencies:**

- SEPA checklist

# ENVIRONMENTAL CHECKLIST

## RCW 197-11-960

### A. Background

1. Name of proposed project, if applicable: *Wilson Short Plat*
2. Name of applicant: *MSE Planning & Engineering, Inc.*
3. Address and phone number of applicant and contact person:  
*16105 NE 89<sup>th</sup> St*  
*Vancouver, WA 98682*  
*Tel: (360) 883-0686*  
*Fax: (866) 652-4063*  
Contact person: *Samuel Moss*
4. Date checklist prepared: *August 13 2009.*
5. Agency requesting checklist: *Clark County*
6. Proposed timing or schedule (including phasing, if applicable):  
*Start construction as soon as possible.*
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
*Not at this time.*
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
*Archaeological Predetermination, Building envelops.*
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by our proposal? If yes explain.  
*No.*
10. List any government approvals or permits that will be needed for your proposal, if known  
*Short Plat for 2 lots*
11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.  
*Subdivide the existing 20 acres into 2 tracts.*
12. Location of the proposal:  
*The project is approximately located 1000 NE 389<sup>th</sup> St Clark County, Washington. (NE 1/4 of Section 22, T5N, R1E, WM)*

## B. Environmental Elements

### 1. Earth

- a. **General description of the site: flat, rolling, hilly, steep slopes, mountainous, other.**

*The site is gently sloped to the south and northeast; there are steep slopes along the drainage channel, no activity is proposed in these areas.*

- b. **What is the steepest slope on the site (approximate percent slope)?**

*0-5 percent, 8% of parcel; 5-10 percent, 23% of parcel; 10-15 percent, 38% of parcel; 15-25 percent, 23% of parcel; 25-40 percent, 5% of parcel; 40-100 percent, 2% of parcel.*

- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

*HcD, 51% of parcel; HcB, 25% of parcel; HcE, 17% of parcel; HcF, 6% of parcel*

- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

*None known.*

- e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

*The amount of earthwork on the project could be up to 400 of cubic yards.*

- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

*Erosion could occur during construction. The project will comply with all applicable erosion control ordinances.*

- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt to buildings).**

*Approximately 5% of the site will contain impervious surfaces from roadways and buildings.*

- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

*Measures such as construction entrances, silt fences, and the like will be installed where necessary.*

### 2. Air

- a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

*Temporary air emissions associated with construction will result from the proposal. Typical air emissions associated with normal residential and agricultural uses.*

- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

*No.*

- c. **Proposed measures to reduce or control emissions or other impacts to air, if any.**  
*None.*

**3. Water**

**a. Surface:**

- 1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**  
*Yes, along the east and south east boundary of the site there is an existing drainage channel and a small stream in the southwest corner.*
- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described water? If yes, please describe and attach available plans.**  
*No*
- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**  
*None.*
- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**  
*No.*
- 5) **Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.**  
*No.*
- 6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**  
*No.*

**b. Ground water:**

- 1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**  
*Water will be drawn for residential use for 2 homes.*
- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals. Agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or**



**humans the system(s) are expected to serve.**

*The site is currently used for agricultural purposes including livestock. The existing residence is served by a septic system and will continue to utilize the system and a new septic system is proposed for the newly created parcel.*

**c. Water runoff (including storm water):**

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

*The source of the stormwater runoff will primarily be from the site's newly created impervious surface. Any new impervious surfaces created with this application will be less than 5000 sf and exempt from stormwater. Stormwater generated from the existing impervious surfaces and any new surfaces will continue to sheet flow along the historical path to the drainage along the northeast and south.*

- 2) Could waste materials enter ground or surface waters? If so, generally describe.**

*No.*

**d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:**

*This project is exempt from Stormwater regulations.*

**4. Plants:**

**a. Underline types of vegetation found on the site:**

- 1) Deciduous tree:** *alder, cottonwood, maple*

- 2) Evergreen tree:** *cedar, fir*

- 3) Shrubs:**

- 4) Grass:** *field grasses*

- 5) crop or grain:**

- 6) wet soil plants:**

- 7) water plants:**

**b. What kind and amount of vegetation will be removed or altered?**

*This project will be creating minimal disturbances. Some field grasses will be impacted with the possibility of some landscape trees.*

**c. List threatened or endangered species known to be on or near the site.**

*No threatened or endangered species of plant are known to be on or near the site.*

- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.**

*The project will preserve as much native vegetation as feasible.*

**5. Animals**

- a. **Underline any birds and animals, which have been observed on or near the site or are known to be on or near the site:**

1) **birds:** hawk, heron, eagle, songbirds, ducks, geese, other:

2) **other mammals:** deer, bear, elk, beaver, rabbit, skunk, raccoon, other:

- b. **List any threatened or endangered species known to be on or near the site.**

*None.*

- c. **Is the site part of a migration route? If so, explain.**

*Though the Pacific Flyway crosses the site, as it does much of the West Coast, this site is not known to be a part of the route.*

- d. **Proposed measures to preserve or enhance wildlife, if any:**

*No measures are proposed.*

**6. Energy and Natural Resources.**

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

*Electricity will be the primary source of energy for the site.*

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

*No.*

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

*No additional measures are proposed.*

**7. Environmental Health.**

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

*No.*

- 1) **Describe special emergency services that might be required.**

*Typical emergency services are required but the site does not require special emergency services.*

- 2) **Proposed measures to reduce or control environmental health hazards, if any.**  
*None.*

**b. Noise.**

- 1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**  
*Typical residential and agricultural noises are typical of the surrounding area.*
- 2) **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**  
*Short term: Sound created by construction equipment until the construction is completed.  
Construction hours would comply with Clark County Code requirements.*  
  
*Long term: Typical noise associated with residential and agricultural uses.*
- 3) **Proposed measures to reduce or control noise impacts.**  
*None.*

**8. Land and Shoreline Use.**

- a. **What is the current use of the site and adjacent properties?**  
*Rural residential property.*
- b. **Has the site been used for agriculture? If so, describe.**  
*Yes, various crops and livestock have historically been onsite.*
- c. **Describe any structures on the site.**  
*Existing residence and associated agricultural outbuildings.*
- d. **Will any structures be demolished? If so, what?**  
*None*
- e. **What is the current zoning classification of the site?**  
*R-5*
- f. **What is the current comprehensive plan designation of the site?**  
*R-5.*
- g. **If applicable, what is the current shoreline master program designation of the site?**  
*Not applicable.*
- h. **Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**  
*No.*
- i. **Approximately how many people would reside or work in the completed project?**

*One tract will continue with residential use, the remaining tract if further developed could provide an additional single family residences.*

**j. Approximately how many people would the completed project displace?**

*None.*

**k. Proposed measures to avoid or reduce displacement impacts, if any:**

*None.*

**l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

*None.*

**9. Housing**

**a. Approximately how many units are provided, if any. Indicate whether high, middle, or low-income housing.**

*One existing middle class residence exists on site.*

**b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

*None.*

**c. Proposed measures to reduce or control housing impacts, if any:**

*None.*

**10. Aesthetics**

**a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

*No additional structures are being proposed.*

**b. What views in the immediate vicinity would be altered or obstructed?**

*Some views may be altered by removing the trees and shrubs.*

**c. Proposed measures to reduce or control aesthetic impacts, if any:**

*None*

**11. Lighting and Glare**

**a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

*The site will produce typical light and glare associated with residential and agricultural uses.*

**b. Could light or glare from the finished project be a safety hazard or interfere with views?**

*No.*

**c. What existing off-site sources of light or glare may effect your proposal?**

*None.*

- d. **Proposed measures to reduce or control light and glare impacts, if any:**  
*None.*

**12. Recreation**

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**  
*None.*
- b. **Would the proposed project displace any existing recreational uses? If so, describe.**  
*No.*
- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**  
*None.*

**13. Historic and Cultural Preservation**

- a. **Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**  
*No known sites are located on or next to the site.*
- b. **Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**  
*None known.*
- c. **Proposed measures to reduce or control impacts, if any:**  
*None.*

**14. Transportation**

- a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**  
*The site will continue to access NE 389<sup>th</sup> Street using the existing driveway.*
- b. **Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**  
*No.*
- c. **How many parking spaces would the completed project have? How many would the project eliminate?**  
*The completed project will allow parking associated with residential and agricultural uses.*
- d. **Will the proposal require any new road or streets, or improvements to existing roads or streets, including driveways? If so, generally describe (indicate whether public or private).**  
*Not at this time. Some work maybe done to extend the driveway to accommodate a newly constructed home on the proposed lot.*

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

*No.*

- f. How many vehicular trips per day would be created by the completed project? If known, indicate when peak columns would occur.

*The development would create 10 trips per day with 1 peak pm trips once the project is completed.*

- g. Proposed measures to reduce or control transportation impacts, if any:

*No additional measures are proposed at this time, some measures may be taken to mitigate sight distance.*

#### 15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

*Yes, the project may result in an increased need for fire and police protection.*

- b. Proposed measures to reduce or control direct impacts on public services, if any.

*No additional measures are proposed beyond impact fees should the new tracts be further developed.*

#### 16. Utilities

- a. Utilities currently available at the site: *Electricity*

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.

*Electricity & Water: Clark Public Utilities*

*Sewer: N/A*

*Natural Gas: N/A*

*Telephone: N/A.*

#### C. Signature.

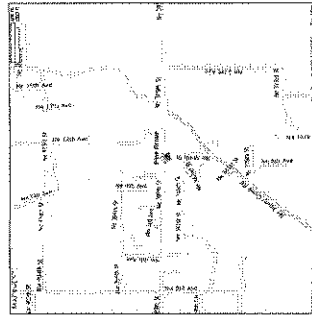
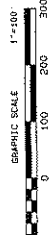
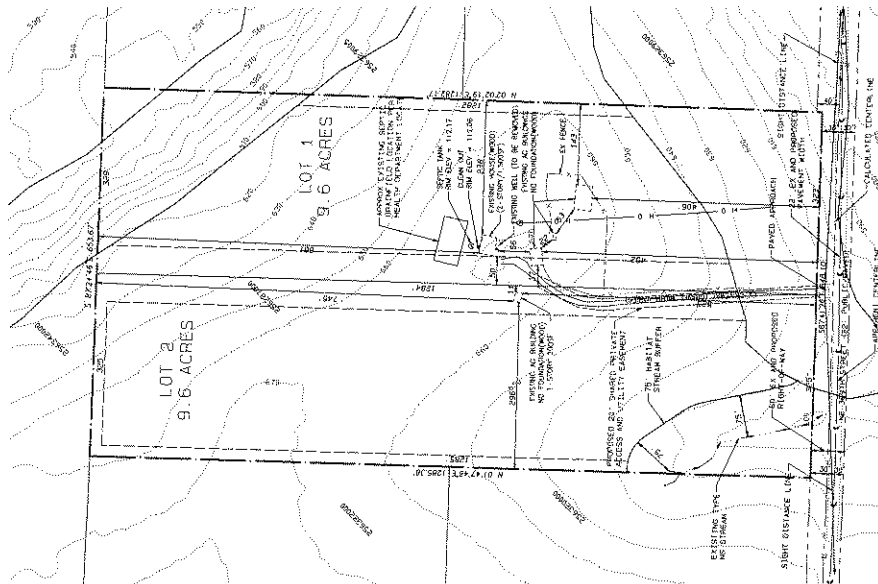
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *Samuel Moss*  
Samuel Moss for MSE Planning & Engineering, Inc.

Date submitted: *8/13/09*

# WILSON SHORT PLAT PRELIMINARY PLAT

A SUBDIVISION OF 20.0 ACRES INTO 2 RESIDENTIAL LOTS WITH A MINIMUM 5 ACRE LOT AREA.  
LOCATED IN THE NE 1/4 OF SEC. 22, T5N, R1E, W.M. OF CLARK COUNTY, WASHINGTON



- AREAS OF POTENTIALLY UNSTABLE SLOPES  
AND SEVERE EROSION HAZARD (FROM GIS DATA)
- BUILDING ENVELOPES



**PRELIMINARY**

- PROJECT INFORMATION**
- NE 1/4 OF SEC. 22, T5N, R1E, W.M.
  - CLARK COUNTY, WASHINGTON
  - APPROXIMATE AREA OF PARCEL: 20.0 AC. ±
  - OWNER: MR. & MRS. J. WILSON
  - DESIGNED BY: J. WILSON
  - DATE: 8 SEP 2009
- WILSON SHORT PLAT**
- PRELIMINARY PLAT**
- PROJECT INFORMATION**
- 1. SCHOOL AND STOP DISTANCE WITHIN 500 FEET
  - 2. AREA IS NOT WITHIN ANY KNOWN F.E.C.A. DESIGNATED FLOODPLAIN. FLOOD PLANNING ON FLOODWAYS.
  - 3. ALL UTILITIES ARE SHOWN AND ALL UTILITIES DO NOT EXIST WITHIN 500 FEET OF THE DEVELOPMENT.
  - 4. ALL UTILITIES ARE SHOWN AND ALL UTILITIES DO NOT EXIST WITHIN 500 FEET OF THE DEVELOPMENT.
  - 5. ALL SITE DISTANCE WILL BE MAINTAINED.
  - 6. ALL ROAD DISTANCE WILL BE MAINTAINED.
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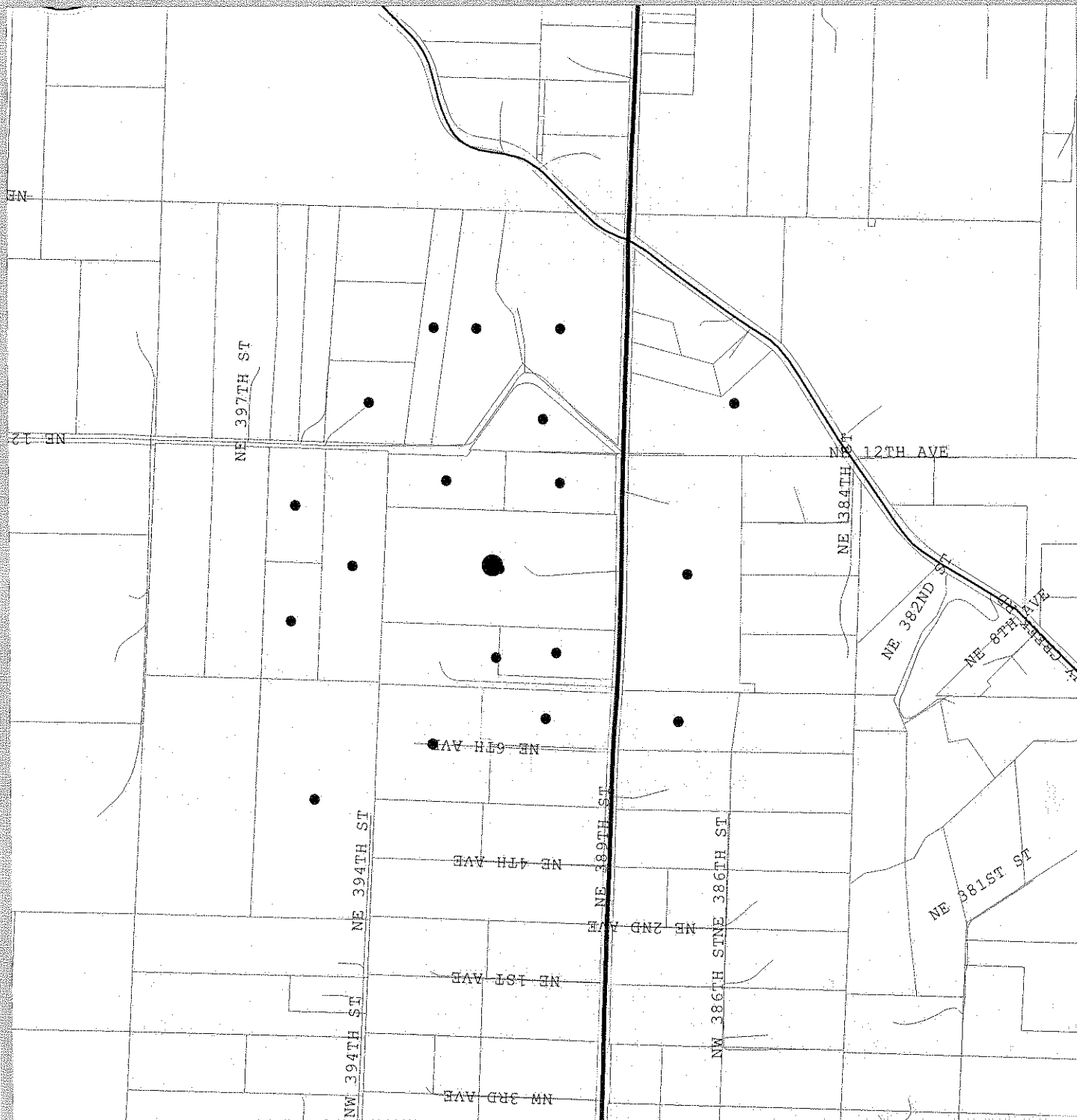
NE 1/4 of Section 22 T5R1E WM

Major Roads  
State  
State On-Ramp  
Interstate  
Interstate On-Ramp  
Primary Arterial  
Arterial  
Roads  
Municipal Jurisdiction  
Unincorporated  
Incorporated

Community Development (Development Serv

Plot Date: Sep 14, 2009  
Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



(Scale 1:4964.35)